

Peoples Meat Market

AA-1818

18 Market Space

Annapolis, Anne Arundel County, Maryland

ca. 1901

Private

The building at 18 Market Space, which was constructed together with 16 Market Space (AA-594), was erected circa 1901 by property owners and brewers Fred A. and Adelaide Wineke of Baltimore. Located on property designated by Governor Francis Nicholson about 1696 as the Ship Carpenters Lot, the larger parcel was subdivided in 1849 by Richard Henry Lafayette Hyde, who conveyed 14-18 Market Space to carpenter John H. Bright, Sr. The circa 1901 commercial building, which provided residential living space on the upper story, replaced a one-and-a-half-story wood-frame tenement. In 1913, the property was subdivided and 18 Market Space was sold separately to George E. Graefe. During the nearly fifty-year period the Graefe family owned the building it was home to the Peoples Meat Market, which had relocated from 2-6 Market Space (Middleton Tavern, AA-1817). In 1962, the property was purchased by Herman and Fay Zeller, who opened Zeller's Delicatessen and Sandwich Shop. The Zeller family continues to own the building at 18 Market Space, which has been occupied by the City Dock Café since 1993.

The two-story building is wood frame, now clad in German siding on the first story and weatherboard siding on the second story. It is finished with a narrow corner board and in-board shared with 16 Market Space. The foundation of the building, which is not visible, is solid masonry; there is no basement. The built-up composite roof slopes slightly downward from the façade on Market Space to Jarboe Alley. An ornate Italianate-style cornice of wood stretches across the three-bay-wide façade. The similarity of the projecting storefronts and main entry doors at 16 and 18 Market Space suggests they were constructed at the same time and may be original. However, the projecting storefronts do not appear on the Sanborn Fire Insurance maps and the moldings of the entablatures vary. A large square, interior chimney of brick rises from the southern end of the southwest side of the building. This original chimney is presently in a severe state of deterioration, with bricks missing from the cap. The two-story rear addition was constructed between 1903 and 1908.

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Inventory No. AA-1818

1. Name of Property (indicate preferred name)

historic Peoples Meat Market (preferred); Zeller's Delicatessen and Sandwich Shop
other City Dock Cafe

2. Location

street and number 18 Market Space not for publication
city, town Annapolis vicinity
county Anne Arundel

3. Owner of Property (give names and mailing addresses of all owners)

name Amalia Leubitz and Sheldon Zeller
street and number 3115 Smith Avenue telephone
city, town Pikesville state MD zip code 21208-4541

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 16239 folio 499
city, town Annapolis tax map 52A tax parcel 986 tax ID number 09213300

5. Primary Location of Additional Data

- ☒ Contributing Resource in National Register District
☒ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1
<input type="checkbox"/> site		<input type="checkbox"/> domestic	
<input type="checkbox"/> object		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			1
			0
			Total
			Number of Contributing Resources previously listed in the Inventory
			1

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary Description

The two-story building at 18 Market Space was constructed circa 1901 as a commercial store with domestic space above. It was built as one-half of a pair of nearly identical buildings: 16 Market Space (AA-594) and 18 Market Space. The structure is wood frame, now clad in German siding on the first story and weatherboard siding on the second story. It is finished with a narrow corner board and in-board shared with 16 Market Space. The foundation of the building, which is not visible, is solid masonry; there is no basement. The built-up composite roof slopes slightly downward from the façade on Market Space to Jarboe Alley. An ornate Italianate-style cornice of wood stretches across the three-bay-wide façade. The similarity of the projecting storefronts and main entry doors at 16 and 18 Market Space suggests they were constructed at the same time and may be original. However, the projecting storefronts do not appear on the Sanborn Fire Insurance maps and the moldings of the entablatures vary. A large square, interior chimney of brick rises from the southern end of the southwest side of the building. This original chimney is presently in a severe state of deterioration, with bricks missing from the cap. The two-story rear addition was constructed between 1903 and 1908.

Site Description

The building at 18 Market Space fronts directly on the bricked sidewalk encircling Market Space and the Market House (AA-590). Head-on parking is located in front of the property. The narrow building is framed by the two-story brick commercial addition at 20-22 Market Space (AA-595) and its twin building at 16 Market Space. The rear of the property, which is a narrow rectangular lot, extends northwest to Jarboe Alley. It is predominately occupied by the ell on the main block, with the two-story addition at 20-22 Market Space flanking on the southwest and the open courtyard shared by 14 Market Space (AA-593) and 16 Market Space to the northeast. A tall wooden fence completely obscured by ivy bounds the property on the northwest edge along the alley. A gate was not visible because of the ivy. A narrow walkway provides access to a single-leaf door in the easternmost bay of the northwest elevation between the ell and one-story wall dividing the properties at 16 and 18 Market Space.

Detailed Description

The façade is three bays wide, now clad in German wood siding on the first story and weatherboard siding on the second story. It is dominated by the projecting storefront, which is a wood-frame structure with a recessed canted single-store arrangement. The base of the fixed bay window, which rests on a brick foundation, is ornamented with rectangular panels. The plate-glass commercial windows are framed with wide wood surrounds and divided into four lights at the front and two lights at the sides by square-edged muntins. The projecting storefront has a wide, plain architrave with dentil molding, modillions, frieze, and boxed cornice with cavetto and overhanging ogee-molded cap. The very shallow roof, which has a half-hipped plan, appears to be covered in a built-up composite material. A wooden signboard rests along the rooftop of the projecting storefront between the two window openings of the second story. The sign is illuminated by spot lights that

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have been affixed to the storefront roof. The centrally placed main entry holds a wood door with a recessed rectangular panel set below two elongated, vertically placed fixed lights. It is finished with brass hardware and kick plate. A narrow transom with one light is located over the door. The opening has a square-edged wood frame surround.

The second story is marked by two double-hung window openings, each holding 2/2, wood sash. The windows, although wood frame, are replacement sash. Framed by narrow square-edged surrounds and wood sills, the openings are partially obscured by large canvas awnings. The openings are not equally spaced, nor symmetrically placed to those of 16 Market Space, suggesting they have been altered to reflect a change in use on the second story.

The Italianate-style cornice, which is an original feature, is composed of a wide, plain frieze with an ogee-molded architrave finished with nebuly molding. The overhanging cornice is boxed with reeded modillions, dentil molding, ogee molding, and scrolled brackets with sawn detailing on the sides and acanthus at the base. This cornice extends the full width of the building, continuing to ornament 16 Market Space.

The 1903 Sanborn Fire Insurance map, prepared shortly after the building's completion, shows the northwest (rear) elevation included a two-story ell at the northern end. Interior access between the main block and the ell was noted on the map. By 1908, as documented by the Sanborn map, this modest-sized ell was replaced by a larger two-story addition that occupied nearly all of the rear lot. The northwest and northeast elevations of the addition were pierced with window openings on each story. The southwest elevation abutted the rear addition and carriage house at 20-22 Market Space. Interior access from the main block was located at the center of the addition. By 1921, the Sanborn maps document the insertion of a tunnel passage to the rear yard between 16 and 18 Market Space. Interior access to the one-story additions on the rear of 20-22 Market Space was gained through the rear addition at 18 Market Space. The single-leaf entry opening between the main block of 18 Market Space and its two-story addition had been widened. By 1959, access to the additions at 20-22 Market Space was no longer possible as the openings had been closed.

The only visible portion of the main block's northwestern elevation is the eastern end bay, which appears to be covered in tar paper and plywood over weatherboard siding. No openings are visible on the first story, which is obscured by a refrigerator unit with a shed roof; the second story has a 1/1, double-hung, wood-sash (replacement) window with a narrow square-edged surround and sill. The two-story addition, added between 1903 and 1908, is constructed of brick laid in five-course American bond. It is covered by a sloping roof with built-up composite material and plain wood rake boards. Mechanical equipment related to the building's present use as a café are located on the roof. The northeast elevation of the addition is pierced on the first and second stories with four openings, many of which have been infilled with brick. A single-leaf opening remains on the first story. Holding a flush metal door, the entry aids with deliveries and serves as a fire egress. The two

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remaining original second-story openings, located in the northern two bays, have 2/2, double-hung, wood-sash windows with torus-beaded surrounds and narrow wood sills. The segmental arches have two courses of rowlock bricks. Similarly, many of the original openings on the northwest elevation of the addition have been infilled with brick. The elevation, substantially covered with ivy and thus not fully visible, is pierced on the second story with two 2/2, double-hung, wood-sash windows with torus-beaded surrounds and narrow wood sills. The openings most likely have segmental arches with two courses of rowlock bricks.

Interior Description

Currently, the interior of the building is solely devoted to commercial use. The fixtures presently in use were installed in 1993 when City Dock Café became the occupant. The first floor consists of a large seating area with counters along the northeast side and a restroom in the west corner. A long narrow hall provides access to the kitchen at the rear of the addition. An enclosed straight-flight stair provides access to the second floor, which houses the business's offices, storage space, and second restroom.

The first floor of the building includes the café. The floors are covered in six-inch square tiles with a 5-3/4-inch ceramic baseboard with echinus cap. The walls have been covered in drywall set over three-foot high wainscoting. The wainscoting has chamfered edges and is topped by a torus-molded wooden chair rail. This same wainscoting ornaments the counters along the eastern side of the main block, with torus molding in a synthetic material along both sides of the chair rail. Tables and counters have been affixed to the walls in the southeastern portion of the main block; self-service counters have been added that divide the room at the approximate center, creating a pick-up counter in the northern corner and banquette seating along the southwest wall. Additionally, display fixtures and shelves have been added along the walls. The ceiling is covered in dark acoustical tiles; the ceiling in the projecting storefront is composed of narrow beaded boards. Seating has been constructed within the storefront windows. Constructed of wooden benches, the seating is finished with a torus-molded edge and beaded boards. Recessed can lights have been installed in the boxes with ogee molding that line the sides of the ceiling. Ceiling fans with lights drop down from the ceiling as well. The main entry door is located at the center of the projecting storefront on the southeast wall. The wide opening holds a single-leaf door with two elongated fixed lights set over one horizontally placed rectangular panel. The hardware, including the push bar, is brass. A one-light fixed transom is set above the door. The entry door and transom are finished with a square-edged wood surround. The restroom in the western corner of the first floor has a flush hollow-core door. Narrow, square-edged surrounds with mitered corners frame the restroom opening and entry to the kitchen area.

Access to the second floor is gained by an enclosed straight-flight stair at the approximate center of the addition, to the south of the kitchen at the rear. The stair has twelve risers with a rubber wall stringer along the northwest side. Rounded wood rails have been affixed to the wall. The stair opens to the side hall of the

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addition, providing access to the restroom in the west corner and storage room in the north corner. Office space is located within the main block to the south of the stair. The floors in the hall, restroom and storage room are vinyl tiles over wood (width not discernible). The floors of the office in the main block are cover with carpeting. A three-and-a-half-inch baseboard with quadrant bead has been added in several places, although much of the original six-and-a-half-inch baseboard with ogee and torus moldings remains intact. The openings throughout have four-inch surrounds with reeded-and-concave pilaster casing. Bulls-eye corner blocks ornament the original surrounds. Five-inch-wide square-edged surrounds have been added to the restroom; three-inch surrounds with a square edge frame the entry opening to the office in the main block and around the two window openings on the southeast wall overlooking Market Space. The entry openings, including the closet space created in the main block, has flush, hollow-core doors. The walls and ceiling are covered in drywall, although two-inch-wide beaded boards with chamfered edges cover some of the walls in the main block. Rafters and studs are partially exposed along the eastern end of the addition and along the edges of the ceiling in the main block. The exposed structure reveals circular sawn marks consistent with the building's circa 1901 date of construction. The brick party wall between 18 Market Space and 20-22 Market Space is also partially visible along the southwest wall beyond the ceiling; the bonding is not discernible. Closets have been created to either side of the interior brick chimney, which has been covered in a stucco finish and painted. The main block is divided into two spaces by an interior wall that is open at the top and includes an entry opening on the southern end.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates	c. 1901	Architect/Builder	Unknown
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Construction dates	c. 1901
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Evaluation for:

<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input checked="" type="checkbox"/> not evaluated
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Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The building at 18 Market Space, which was constructed together with 16 Market Space, was erected circa 1901 by property owners and brewers Fred A. and Adelaide Wineke of Baltimore. Located on property designated by Governor Francis Nicholson about 1696 as the Ship Carpenters Lot, the larger parcel was subdivided in 1849 by Richard Henry Lafayette Hyde, who conveyed 14-18 Market Space to carpenter John H. Bright, Sr. The circa 1901 commercial building, which provided residential living space on the upper story, replaced a one-and-a-half-story wood-frame tenement. In 1913, the property was subdivided and 18 Market Space was sold separately to George E. Graefe. During the nearly fifty-year period the Graefe family owned the building it was home to the Peoples Meat Market, which had relocated from 2-6 Market Space (Middleton Tavern). In 1962, the property was purchased by Herman and Fay Zeller, who opened Zeller's Delicatessen and Sandwich Shop. The Zeller family continues to own the building at 18 Market Space, which has been occupied by the City Dock Café since 1993.

HISTORY

Ship Carpenters Lot

The property on which 18 Market Space stands was set aside by Governor Francis Nicholson about 1696 for "use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province."¹ Adjoining the waterfront along the northeast/southeast side, the lot had been a portion of the much larger Governor Nicholson's Garden Lot. The land's specific allocation for use by ship carpenters reflected the "character to the life of the community that dominated it for at least a generation." Historian Edward C. Papenfuse explains further that "while tanyards, for obvious reasons of smell, were built on the periphery of town, shipbuilding was

¹ See "Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729," Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

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carried on in the very heart of the community, and the dock area was filled with the hulls of ships in progress, a ropewalk, and blockmaker's shop."²

In June of 1719, the General Assembly of Maryland, which had obtained control of the land with the departure of Nicholson to Virginia, granted use of the Ship Carpenters Lot to Robert Johnson, who was a ship carpenter. The terms of the agreement specifically stated the land was to be used strictly to "carry on the business of a Ship Wright for the Space of Twelve months." It was described as "a Certain Sand Bank that Intersects a tenement of Land Possest [*sic*] by the said Robert Gordon and the Creek," with "one hundred and twenty feet of Land along Prince Georges Street at the Upper end of the said Lott with the whole Breadth thereof with the Creek."³ Johnson leased the property where he "built two small houses thereon" for five shillings a year; the exact location of these buildings, which are no longer extant, is not known. Fifteen months after the death of Robert Johnson in July 1722, the Ship Carpenters Lot was reclaimed by the General Assembly because his heirs had failed to meet the terms of the 1719 Act. Accordingly, in October 1723, the General Assembly granted the Ship Carpenters Lot to Robert Gordon, an Annapolis merchant. By the time Gordon took possession of the lot the "Representatives of the s^d Robert Johnson since his death had Sold & removed one of the s^d houses from off the ffreehold [*sic*]." The conditions of Gordon's agreement, including the annual fee of five shillings, were the same as those in the 1719 agreement of Robert Johnson. The agreement stipulated the use of the land not impede the "industry" or "Improvements" and be "for the s^d Good of the Publick [*sic*]." The 1723 "Act for the Vesting and Settling An Estate of Inheritance..." described the property as "a Sand Bank that intersects a tenement of Land of his [Gordon] & the Creek Between the Bounded Poplar tree Standing on the North East side of Nicholson Cove & another Poplar tree standing on the South side of s^d Cove that the same Bank lyes [*sic*] without the lines of the s^d Nicholsons Cove within the Water Mark & not included within any Lot of the City." In *The Quays of the City*, author Shirley V. Baltz suggests that James Stoddert noted the poplar tree "Standing on the North East side of Nicholson Cove" on his 1718 plan for the City of Annapolis.⁴ The illustration of a poplar tree does not appear on the original Stoddert plan or subsequent redrawings until the map was copied by Harry A.H. Ewald in April 1956. However, one of the few original notations on Stoddert's 1718 plan denotes the southeastern portion of what is now Market Space as a "Ship Carpenters Yard."

In May of 1739, Robert Gordon, who was now listed as "Esquire" rather than merchant in land records, sold the western portion of the Ship Carpenters Lot to Elizabeth Bennett, "aforesaid gentlewoman."⁵ Gordon retained the remaining portion of the property, which corresponds today with 12-24 Market Space. According to the

² Edward Papenfuss, *In Pursuit of Profit: The Annapolis Merchants in the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), 11.

³ See "Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729," Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

⁴ Shirley V. Baltz, *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*, (Annapolis, Maryland: The Liberty Tree, Ltd, 1975), 52.

⁵ Provincial Court Records, Liber RD 3, Folio 182 (19 May 1739).

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mortgage agreement, which was held by esquire Richard Bennett of Queen Anne County, the property was described as “all that Lott or portion of the ground called Nicholson’s Cove together with the Dwelling House thereon in the Occupation of William Thornton the Storehouse adjoining and all other Improvements and Appurtenances thereunto belonging all Situated and being in Annapolis....” The agreement, which was for £248 sterling, also included five slaves.⁶

In January 1758, Agnes Gordon sold the eastern portion of the property to John Anderson, a cabinet maker.⁷ The deed of sale documents that Agnes Gordon was the “Heiress to her Father M^r. Robert Gordon late of the City of Annapolis in Said County deceased....” The deed recounts the release of the mortgage between Gordon and Richard Bennett, who was also by this time deceased. The property, selling for £140 sterling, was described in a later deed as “being all that part of a Lot or Portion of Land Together with the Edifices and Improvements...Beginning at a certain post standing in a certain Lot Lying in the City of Annapolis aforesaid Called Nicholsons Lot Adjoining to the ship Carpenters Lot.”⁸ The property consisted of 6,359 square feet of land and included what is today 12 through 18 Market Space.

With the death of John Anderson in 1759, his landholdings in the City of Annapolis were bequeathed to his daughter, Elizabeth, and son, John. Anderson’s will described the improvements to the property as “...all that messuage or tenement or tenements and other Improvements thereon whatsoever whereon I now Dwell....”⁹ Mary Anderson, the widow of John Anderson, married James Reith, who was noted in the *Maryland Gazette* as “captain.” During this period, it appears Captain Reith used the dwelling as a tavern or a general gathering place as it was often noted in the newspapers as a place of enquiry and public auction.¹⁰ The existence of buildings and businesses on the property now known as 12-24 Market Space in the early 1760s is gleaned from an announcement that goods recently imported from London by Captain Alexander Ramsey would “be Sold by the Subscriber [Henry Ward of 20-22 Market Space], either Wholesale or Retail, at the very lowest Rates, at his Store in Annapolis, at the Head of the Dock, between Capt. Reith’s Dwelling-House and Mr. Richard Mackubin’s Store....”¹¹ Mackubin’s property was located at what is today 24 Market Space (AA-2397).

In 1773, John Anderson (Jr.) conveyed the property to James Williams for £400 current money. The description of the property matched that of the 1758 deed, when Agnes Gordon sold it to John Anderson (Sr.). The deed specified that the younger Anderson was a silversmith living in Annapolis, and that Williams was a merchant. It

⁶ Provincial Court Records, Liber RB 2, Folio 311 (10 February 1746).

⁷ Provincial Will Records, Liber 30, Folio 770 (1759).

⁸ See Provincial Land Records, Liber DD 5, Folio 526 (1773).

⁹ Provincial Will Records, Liber 30, Folio 770 (1759).

¹⁰ See *Maryland Gazette*, 17 March 1763, 20 October 1763, 10 November 1763, and 19 July 1764.

¹¹ *Maryland Gazette*, volume 879, 11 March 1762. (See *Maryland Gazette* Collection, MSA SC 2731, October 26, 1758 – October 31, 1765 and December 10, 1765, M1280, image 710).

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appears that James Tilghman, who was listed in the deed as the party of the third part, held the mortgage on the property and reserved the right to claim it in the event of a default.

Born in England, Williams was James Reith's son-in-law and the nephew of Thomas Charles Williams, who was largely to blame for the Annapolis Tea Party and the burning of the *Peggy Stewart* in 1774.¹² The *Maryland Gazette* supports Williams's occupation as a merchant and his use of the property on Market Space.

Annapolis, May 28, 1784

JUST IMPORTED, In the ship *Isabella*, captain Anthony Harris, from London, and to be sold at wholesale, by the subscriber, at his store on Dock, at a very low advance, for cash, bills of exchange, tobacco, wheat, Indian corn, flax-fee, pork, or lumber. A LARGE assortment of European goods suitable of the season; among which are, best bylon, green, bohea teas; best London port wine, and porter bottled; double Gloucestershire and Cheshire cheese.

Likewise for sale, Old can spirits, West-India run, and common wine, by the hogshead, pipe or barrel; best Holland gin in cases; white and brown Spanish sugars, chocolate, and candles, by the box, &c. &c.

JAMES WILLIAMS¹³

In *Gone to Market*, author Ginger Doyel describes James Williams as "a public servant."

Born in 1741, he served three terms as mayor of Annapolis, and as an alderman, common councilman, and county sheriff. He and his brother Joseph also ran a prosperous store, which they took over from their uncle, Thomas Williams. James's success enabled him to own a two-story building on the dock with a kitchen, and milk and smoke houses. He also owned a racing stable, which housed stallions such as 'Pitt,' named for the British Statesman William Pitt.¹⁴

James Williams was mayor of Annapolis in 1794-1795, 1801-1802, and 1805-1806. In the Lot Histories that accompany their report, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786," Papenfuse and McWilliams state that James Williams's property on Market Space may have served as a barracks or hospital.¹⁵ In support of this, they recite a February 24, 1780 entry in the *Journal and Correspondence of the Council of Maryland, 1779-1780*, which read "Present as on Yesterday – Ordered That

¹² See AA-595 (20-24 Market Space) for a detailed summary of the events related the Annapolis Tea Party, burning of the *Peggy Stewart*, and the involvement of James Williams.

¹³ *Maryland Gazette*, volume 1951, 3 June 1784. (See Maryland Gazette Collection, MSA SC 2731, September 17, 1779 – June 28, 1787, M1283, image 773).

¹⁴ Ginger Doyel, *Gone to Market: The Annapolis Market House, 1698-2005*, (Annapolis, Maryland: the City of Annapolis, 2005), 18.

¹⁵ Edward Papenfuse and Jane McWilliams, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." (Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969), 407.

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M^r James William be informed that the State has no further use of his House lately occupied as an [sic] Hospital and that the Rent of the same henceforth cease."¹⁶

In July 1784, James Williams and his brother, Joseph Williams, were two of eight property owners who collectively conveyed 1.43 acres of land at the head of the dock for use as a market house. This was to be the fifth site for the city's sixth market house. The "gentlemen" received "the Sum of five Shillings sterling to them in hand paid by the said Mayor Recorder Aldermen and Common council of the City of Annapolis the Receipt wherof [sic] is hereby Acknowledged have granted bargained sold aliened enforssed [sic] released and confirmed by those Presents..." It was described as:

...all that portion or parcel of Ground lying and being in the City of Annapolis at the head of the Dock Beginning at a Post Standing at the North East Corner of Mr. James Williams's House and running South forty Degrees West three Hundred and Ninety two feet & a half foot till it intersects the line of Church Street [now Main Street] on the South West Side of the Dock, then with said Street South Seventy four and a quarter Degrees East two hundred and Nineteen feet to a post Thence with a straight line to the beginning...¹⁷

The relocation of the market house within such close proximity to Williams's property would have served the merchant well. As historian Edward Papenfuse points out in *In Pursuit of Profit* that "at the same time [the market house was being constructed], land prices for privately held property on the dock jumped astronomically, although the owners preferred developmental leasing to outright sale."¹⁸ Papenfuse describes the atmosphere of the dock after the American Revolution:

...merchants and other townspeople worked together to build better facilities for trade. In an area that had been the marshy site of a decaying shipbuilding industry and a few taverns and inns, respectable stores and substantial private wharfs arose, in addition to the public docks. These developments testify to the town's enthusiasm and hopes for the future, but it was not long before signs of overcommitment [sic] became painfully apparent.¹⁹

The prosperity that Annapolitans had come to enjoy began to diminish by 1786 as "taxes were high, money was in short supply, and the market was glutted with goods."²⁰ By the early 1790s, when the "era of business expansion had ended," the loss of this economic prosperity had so greatly affect property owners that they "had

¹⁶ *Journal and Correspondence of the Council of Maryland, 1779-1780*, Volume 43, page 96, (24 February 1780).

¹⁷ General Court Deeds, Liber TDG 1, Folio 314 (28 July 1784) (also see NH 1, 428).

¹⁸ Papenfuse, *In Pursuit of Profit*, 154.

¹⁹ Papenfuse, *In Pursuit of Profit*, 154.

²⁰ Papenfuse, *In Pursuit of Profit*, 154.

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difficulty in leasing, while those who did lease often were unable to collect or were forced to reduce rents.”²¹ The opulence of the city was further threatened by the rapid expansion of the City of Baltimore, which had become the primary port in Maryland. These factors all prompted the discussion of relocating the state government from Annapolis to Baltimore, but high-ranking members of society and local officials were able to thwart the threats.

The 1783 tax list for the Annapolis Hundred reflects the stark depreciation in property values in the City of Annapolis. James Williams, however, was listed as the seventh wealthiest man in Annapolis, with an assessed wealth of £1,340. Of these seven men, two were lawyers, one was a carpenter, and three, including Williams, were merchants; Charles Carroll of Carrollton, who was first on the list with £3,259, was a gentlemen planter.²² The tax list notes that Williams owned four lots totaling two acres and eight slaves. His brother, Joseph Williams, was assessed for a one-half acre lot and one slave, with a total assessed value of £876.²³ With the death of Thomas C. Williams in 1775, Joseph and James Williams obtained ownership of the Market Space property now designated as 20-22 Market Space (AA-595). James Williams received full title of this property, as well as 32-34 Market Space (AA-1820), upon the death of his brother in 1790.

The 1798 Federal Direct Tax records James Williams’s landholdings in more detail, documenting he owned property in Annapolis and the Middle Neck Hundred. His Annapolis property was located on the dock and on nearby Fleet Street, as well as including lots with no specified street. Improvements on the dock included two two-story buildings of wood frame and a three-story brick building. The brick dwelling house (30 feet by 30 feet) was augmented by a brick kitchen that stood one story in height. The property, which was 2,700 square feet, was valued at \$1,000. Another property, described as “on the Dock,” included an old two-story frame dwelling (80 feet by 25 feet), a two-story frame kitchen, frame stable, frame milk house, and frame smoke house. This lot, assessed for only \$500, included 8,000 square feet. A smaller lot of 2,400 square feet “fronting the dock” included a two-story frame dwelling (30 feet by 30 feet). It was valued at \$100.25. Tenants were noted for the Fleet Street property, the three lots with no specified street, and the two acres in the Middle Neck Hundred, indicting this was income-producing property that Williams leased. He maintained personal use of the dock property.²⁴ The census documents that Williams had eleven slaves in 1800 and, in 1810, had seven slaves.

Despite the economic changes in Annapolis, Williams’s enterprises improved, greatly increasing his wealth. James Williams died on April 18, 1818, although by 1816 his property was listed as the “estate of James Williams” in the tax assessment.²⁵ The valuation included six lots, all improved by houses. The assessed value

²¹ Papenfuse, *In Pursuit of Profit*, 155-156.

²² Papenfuse, *In Pursuit of Profit*, 263.

²³ Papenfuse, *In Pursuit of Profit*, 262.

²⁴ Federal Direct Tax, 1798 (James Williams, Folio 19 and 20).

²⁵ Williams’s exact date of death is noted in Chancery Case 129: 535 (20 September 1825).

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of \$6,400 was notably higher than the assessments of many Annapolitans, indicating his real and personal property was plentiful.

James Williams's nephew, also known as James Williams, together with Lewis Neth Jr. petitioned the court in 1825 to sell the property of Williams (Sr.) in order to "pay the Legacies as Soon as Possible without sacrificing the Property" as it was stated in his will.²⁶ As the resulting Chancery Court stated, Williams was in "Possess[ion] of Considerable real and Personal Estate."²⁷ Among the items devised by the exceedingly generous Williams were £600 sterling to his many siblings in England, over \$6,000 to various family members and his housekeeper, and property in Baltimore County where his sister lived. Additionally, he freed all of his slaves, noting each by name and providing a financial allotment. He also provided \$100 "in Indian Meal, Tea and Sugar for the use of poor old widow woman of the city of Annapolis the first winter after my decease."²⁸ Nephew James Williams of Philadelphia was the primary beneficiary of the estate, and together with "my cosen [*sic*] John Gruyer and my friend Lewis Neth Junior," was to sell as much of the real estate to pay the legacies detailed in the will. Although Williams died in 1818, the dispersal of the real estate was not ordered in a timely fashion. Thus on September 12, 1825, Chancellor Theodorick Bland ruled that the real estate of the late James Williams should to be sold. Lewis Neth Jr. was appointed trustee and charged with selling the property, most of which had already been dispersed. This included "the Brick House on the Dock square formerly belonging to and occupied by James Mackubin Esq^r," which was sold to Walter Cross in June 1821 for \$1998. Additionally, Cross purchased "the lot adjoining the above last mentioned house for 302 Dollars." Thomas R. Cross received "the house formerly occupied by James Williams in his life time for 1700 Dollars."²⁹ This was the property now designated as 20-22 Market Space, and may have included 12-18 Market Space. Additionally, in 1827, Neth completed the sale of the "estate forming part of the row of Dock buildings fronting the market House," which is now 32-34 Market Space. Thus, at the time of his death, James Williams owned all of the property located at what are today 12-24 Market Space and 32-34 Market Space.

By 1833, however, dispute over the legalities of the many transactions bestowed by Lewis Neth, Jr. on behalf of the estate of James Williams forced review of the sales. Williams's will had made his cousin John Gruyer one of the trustees of his estate, yet at the time of the conveyances, John Gruyer was not present. In fact, the Chancery Case that oversaw the sale of the property acknowledged that "a certain John Gruyer one of the Executors named in the said will but who declined acting being now absent from this Country and it being wholly uncertain when he will return and being for the benefit of the Estate of the Testator that it Should be Promptly Settled up – That your Petitioner James Williams is Residuary Legatee under the will of the said James Williams, deceased, and he is conscious that the above objects be accomplished and in the manner herein

²⁶ James Williams Last Will and Testament, Exhibit I, Chancery Case 129: 536-538 (20 September 1825).

²⁷ Chancery Case 129: 535 (20 September 1825).

²⁸ James Williams Last Will and Testament, Exhibit I, Chancery Case 129: 536-538 (20 September 1825).

²⁹ Chancery Case 129: 541 (20 September 1825).

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required.”³⁰ By this time, James Williams, the nephew, was also deceased; he was followed soon thereafter by Lewis Neth, Jr. Samuel Maynard and Thomas S. Alexander were the trustees of Neth’s estate (Anne Hicks was his heir) and thus had inherited the dispute over the sale of James Williams’s real property. The testimony of Thomas R. Cross disclosed that he had never received the deed of conveyance for the property in question. Accordingly, the court appointed Thomas Alexander trustee and ordered him to sell the property. Cross appealed the decision, but was unable to pay the required bond to finalize the sale.

James B. Brewer had obtained the rights to the 6,688 square-foot parcel, possibly from Cross, but had “for sufficient consideration relinquished his interest.” Thus, Alexander sold the property in April 1835 to Richard H.L. Hyde and George W. Hyde. The brothers were born in Annapolis to James Henry and Elizabeth (Hardesty) Hyde. James Hyde, like his sons, was engaged in the merchandise business. Richard Henry Lafayette Hyde, referred to in *Baltimore: Its History and Its People* as “one of the progressive merchants of his day,” was born on May 12, 1824, the day the Marquis de Lafayette visited Annapolis. The birth date of George Washington Hyde is unknown, although it is believed that he died unmarried at the age of twenty-eight.³¹ His “sudden death before the execution of any such deed” seems to have occurred between May and July 1849.³² According to a May 1849 deed, George W. Hyde was residing in Philadelphia, Pennsylvania, while Richard Hyde lived in Alexandria, Virginia, thus it is assumed the brothers leased their Annapolis property. Richard Hyde eventually moved to Baltimore, Maryland. Neither of the Hydes was noted in the Annapolis Real and Personal Property Tax Assessments for 1849, suggesting the assessment was taken after they conveyed their Annapolis landholdings.

In July 1849, following the death of George Hyde, Richard and Emily Hyde, together with James H. Hyde of Annapolis who held the mortgage, sold the property corresponding with what is today 14-18 Market Space to John H. Bright, Sr. At the time of the sale, Richard and Emily Hyde were living in Alexandria, Virginia. Selling for \$675, the property was described as “...all that house and lot and premises lying and being in the City of Annapolis on Market Space.... The lot began at the southeast corner of the frame house standing on said lot now in the possession of the said John H. Bright and running from there with the south or gable end of said house... and containing 2,430 square feet of ground more or less.” Edward Sachse’s *Bird’s Eye View of the City of Annapolis*, which dates from circa 1858, denotes the frame house as one-and-a-half stories in height, covered by a mansard roof. A brick chimney rose from the exterior gable end of the northeast elevation. The building included two single-leaf entry openings framed by double-hung window openings on the façade. The roof was marked by four shed-roof dormers. The building was located on property that is known today as 16-18 Market Space; however, this is not the building that exists on the property today.

³⁰ Chancery Case 129: 535 (20 September 1825).

³¹ *Baltimore: Its History and Its People*, Vol II, Biography (New York, NY: Lewis Historical Publishing Company, 1912), 368-369.

³² The July 1849 deed of sale for 14 Market Space states that George W. Hyde was deceased at the time of the transaction. Hyde was alive at the time the property at 12 Market Space was conveyed in May 1849.

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Bright, Sr. was assessed in 1876 for one lot (58 feet by 73 feet) on Market Space that was valued at \$1,450. This lot was improved by a small frame house, which was assessed at \$400. He also owned a lot on Carroll's Alley (now 9-11 Pinkney Street, AA-1241), which was assessed at \$155. The tax assessments document the alley property was improved by 1882 with two frame houses, which were collectively valued at \$400. Born in June 1816, John Henry Bright Sr. was a carpenter living in 1880 on Market Space with his wife, five children, daughter-in-law, and granddaughter. The address is noted as 14 Market Space in the census, suggesting it was the site of the current building denoted as 14 Market Space although the numbers changed about 1903. However, the building at 16-18 Market Space was not positively identified in the census; it is noted as 13 Market Space on the 1885 Sanborn map.

The carpentry business appears to have been a family affair for the Brights, as John, Jr. was a carpenter and builder, and his brothers, Edward and Horace, worked as a tinsmith and painter, respectfully. The late-nineteenth-century Sanborn maps document that the house where the large Bright family lived was a one-story structure at 14 Market Space that opened on the interior to a two-story tenement located at what is now 16-18 Market Space. The tenement appears to have been used as rental housing. Historian Robert Harry McIntire recounts that John Bright, Sr. "accidentally fell on the ice and never fully recovered."³³ John Bright, Sr., whose had been widowed since 1887, died in February 1900.

Building History

The property at 14-18 Market Space was sold by the Brights in September 1901 to Fred A. and Adelaide Wineke for \$3,000. Born in 1863, Frederick A. Wineke and his family lived in the City of Baltimore on St. Paul Street. The 1910 census documents Wineke was a distiller at the manufacturing company. The company, which became owner of the Annapolis property in 1903, was known as The Wineke-Bauernschmidt Distilling Company. Wineke founded the company, which was renamed Wineke & Bauernschmidt, in 1902 and became known as The Wineke-Bauernschmidt Distilling Company in 1903.³⁴ Producing bourbon, the company used the brand names: Baxter-Maryland Rye and Cecil.³⁵ Of the ten distilleries in Baltimore County assessed in the state tax commissioner's report, the Wineke-Bauernschmidt Company was consistently ranked the lowest. The taxable value was estimated to be \$55,620 in 1905 and \$90,176.00 in 1909.³⁶

It has been speculated by architectural historian William D. Morgan that the two-story tenement, which had been constructed by Richard and George Hyde at 16-18 Market Space, was altered by the application of a full

³³ McIntire, 88.

³⁴ Between 1910 and 1914, it was known as the Wineke-Arey Company and the Wineke-Arey Company, Inc. from 1915 to 1919.

³⁵ "The Wineke-Arey Company," website http://www.pre-pro.com/midacore/view_vendor.php?vid=BWI9470, visited May 15, 2009.

³⁶ *Report of the State Tax Commissioner of Maryland to the General Assembly*, (Baltimore, Maryland, J.H. Medairy & Co, 1898), 220.

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second story and late-nineteenth-century facades that reflect the building's change in use early in the tenure of the Wineke distillery.³⁷ This thesis may be supported by the 1876 assessment that valued the property at \$1,850 and its sale twenty-five years later in 1901 for \$3,000. However, there is not sufficient architectural evidence to support or disprove Morgan's survey notes. The interior of the buildings at 16-18 Market Space, which were constructed simultaneously, have exposed brick laid in random courses of stretchers and headers on the second floors. The building at 14 Market Space is a three-story brick structure dating from 1907, having replaced a one-story frame wing to the tenement. The toothed façade and repairs to the brickwork are similar on the interior of both 14 and 16 Market Space, suggesting it relates to the construction of 14 Market Space. The infill building at 20 Market Space that enlarged 22 Market Space on the northeast elevation was constructed sometime between 1885 and 1891. The brick structure of this infill building is exposed on the interior, revealing Flemish bonding. The wall is also partially exposed on the second floor of 18 Market Space; however the bonding is not visible. Although the visible bonding suggests it is part of a building dating from the late eighteenth or early nineteenth century, all primary sources document the tenement as a one-and-a-half-story wood-frame structure. Thus, if the tenement was enlarged by the addition of a second story in the late nineteenth century, the gable ends of wood-frame structure are no longer intact. Additionally, the rear of 16 Market Space has been covered in stucco (over German siding) and enlarged on the first story, and the rear of 18 Market Space enlarged by a two-story addition. Further, there is no evidence on the interior of 14 and 16 Market Space of an exterior-end brick chimney, which is clearly visible in the Sachse print on the northeast elevation. A brick chimney does rise from the southwestern end of the building at 18 Market Space. Lastly, the facades, although the fenestration has been altered, reflect the Italianate style of the late nineteenth or early twentieth century with an overhanging ogee-molded cornice, scrolled brackets, and molded modillions. Thus, it appears more likely, based on physical evidence and primary documentation, that the buildings at 16-18 Market Space were constructed during the ownership of Fred A. and Adelaide Wineke and no part of the previous structure remains extant. The Sanborn maps document the existence of the tenement in 1885, 1891, and 1897, but the maps show two abutting buildings in 1903. The construction of the new buildings after the turn of the twentieth century is supported by historic photographs published in *Gone to Market* by Ginger Doyel and *The Train's Done Been And Gone* by Marion and Mame Warren. A photograph of Market Space, dated 1891-1895, shows the tenement. The shingled roof, with a straight-sided mansard, is pierced by four shed-roofed dormers with double-hung sash. The first story of the wood-frame building has single-leaf doors and double-hung windows.³⁸

During the ownership of the Wineke-Bauernschmidt Distilling Company, the new buildings at 16-18 Market Space provided commercial space on the first story and residential housing on the upper story. The section at 16

³⁷ See Architectural Survey (AA-594) of William D. Morgan, 18 July 1967. Archived at Maryland Historical Trust, Crownsville, Maryland.

³⁸ Doyel, 44; Marion E. Warren and Mame Warren, *The Train's Done Been and Gone*, (Annapolis, Maryland: M.E. Warren, 1976), 34.

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Market Space served as the company's saloon, while 18 Market Space was leased as a clothing and shoe store throughout much of the early twentieth century.

In December 1903, Charles Weiss purchased the property for \$6,500. The sale included what is today 14-18 Market Space, described as:

...all that lot of ground situated lying and being in the City of Annapolis Anne Arundel County aforesaid, located on the north west Side of the Market Space and the South west Side of Carroll's Alley.

...it being the southwest corner of the frame house now standing on the lot, distant in a north easterly direction fifty eight feet ten inches from the northeast corner of Fleet Street and Market Space, and running thence north forty degrees thirty minutes west thirty one feet four inches to the rear end of said house and then same course north forty eight degrees thirty minutes west forty nine feet ten inches to the division fence between Said lot and the one owned by Charles Weiss...containing and laid out for five thousand five hundred and ninety square feet of ground.³⁹

The frame house described in the deed was located on the property now designated as 14 Market Space and the property referred to as already being owned by Weiss fronted nearby Pinkney Street. Born in August 1861 in Austria, Charles Manuel Weiss was a liquor merchant and glass manufacturer. The Sanborn maps for 1903 document that Weiss also had a livery, which occupied a rather large plot at the rear of the buildings fronting Market Space. A carriage shed fronted Pinkney Street, with several one- and two-story carriage houses along the northwestern edge of the lot. Access was provided from Fleet Street by what is today Jarboe Alley, which appears on maps by 1903. Weiss lived with his family, which consisted of his two daughters, son, son-in-law, and granddaughter, on Prince George Street in 1920; his wife, Fannie Weiss, had died in 1919.⁴⁰

During the ownership of Charles Weiss, the property was subdivided and the lot designated as 18 Market Space was conveyed separately in December 1913 for \$5,350 to George E. and Emily Graefe.⁴¹ Born in Baltimore in 1881, George Edward Graefe was a successful Annapolis merchant and also served as president of the Capital Building and Loan. The 1900 census shows Graefe living with his parents (Herman and Fredericka) in Baltimore, where he worked as a meat cutter. By 1910, he had moved to the City of Annapolis, lodging with the family of Edward Burtis at 22 Market Space. Burtis was the City Market Master, overseeing the daily

³⁹ Anne Arundel County Land Records, Liber GW 35, Folio 68 (10 December 1903).

⁴⁰ The family of Charles Weiss was not located in the census records in 1900 or 1910.

⁴¹ In *Annapolis Maryland Families*, McIntire incorrectly spells "Graefe" as "Graeffe". All primary documentations, including George E. Graefe's World War I draft card, land records, and the United States Census, note it was spelled "Graefe"; McIntire, 279.

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operations of the market from 1904 until his death in 1924 (his wife continued in this position until 1939). In June 1910, Graefe married Burtis's daughter, Emily (b. 1890). Emily Burtis Graefe died in May 1916, and George Graefe married Margaret Regina Keilholtz. The World War I draft card of Graefe shows the couple was married by September 1918, living on West Street in Germantown.

Upon purchasing the commercial building at 18 Market Space, the clothing and shoe store that previously occupied the building was replaced by Graefe's butcher shop. Known as the Peoples Meat Market, the butcher shop had formerly occupied the northern half of 2-6 Market Space (Middleton Tavern, AA-1817). The land records show Graefe conveyed one-half interest in the Market Space property to his second wife in February 1924. Margaret Graefe died in March 1945, and within two months, George Graefe transferred one-half interest in the Market Space property to his only son, George E. Graefe, Jr. Born in July 1920, Graefe, Jr. served as a lieutenant in the United States Air Force during World War II. Historian Robert Harry McIntire notes the younger Graefe was a professional golfer. By 1947, within days of the death of George E. Graefe, Sr., interest in the building at 18 Market Space was conveyed to Blanche C. Graefe by her husband, George R. Graefe, Jr. However, as a result of their divorce, in September 1951, George E. Graefe, Jr. obtained full title to the property. The settlement of the divorce granted the property at 18 Market Space, as well as land on Harness Creek, to Graefe. His former wife received the house at 1207 West Street, property near Skidmore, and land on the south side of what is now Bestgate Road on Weems Creek.

In November 1962, the building at 18 Market Space, which up to this time continued to operate as the Peoples Meat Market, was sold by George Graefe and his second wife, Lucele H. Graefe. It was purchased by Herman and Fay H. Zeller. Born in December 1903, Herman Zeller, like Graefe, operated a butcher shop. The city directory for 1963, however, notes the commercial space at 18 Market Space was vacant during much of Zeller's ownership. The abutting building at 16 Market Space, however, was leased as Zeller's Kosher Meat Market. The directories show the butcher shop was closed by 1965 and both 16 and 18 Market Space were vacant. After remaining vacant for a number of years, by 1969, Zeller's Delicatessen and Sandwich Shop opened at 18 Market Space. Although the family continued to own the property, the sandwich shop was closed. Karl Gunzer opened Karl's Little Kitchen, an ice cream store, at 18 Market Space in 1972.

Herman Zeller died in January 1988, bequeathing the property to his wife. In 1998, his wife, Fay H. Zeller, transferred a fifty percent interest to her daughter, Amalia Leubitz, and son, Sheldon Zeller, as trustees of the Fay Zeller Revocable Trust. The Trust was dissolved in 2005 and current owners, Amalia Leubitz and Sheldon Zeller, received full title to the property at 18 Market Space. Since 1993, the building has been the home of City Dock Café, which is owned and operated by Grover Gedney and Karen Johnson Gedney.

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Chain of Title

- 1696: Governor Francis Nicholson sets aside property for "thus use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province."
- June 6, 1719: Ship Carpenters Lot granted to Robert Johnson
- October 26, 1723: Ship Carpenters Lot granted to Robert Gordon
- January 12, 1758: Agnes Gordon, heir of Robert Gordon, to John Anderson
Provincial Court Records
Liber BT 1 Folio 194
- March 12, 1773: John Anderson (Jr.) to James Williams
Provincial Court Records
Liber DD 5 Folio 526
- September 25, 1821: Lewis Neth, Jr., Trustee for estate of James Williams, to Thomas R. Cross
Sale not recorded
- September 20, 1825: Chancery Court 129: Sale of Property of James Williams (James Williams [nephew], Lewis Neth, Jr., and John Gruyer, executors order to sell property)
Liber 129, Folio 535-546
- November 18, 1833: Chancery Court 6071: Sale of Property of James Williams (Thomas S. Alexander, Samuel Maynard, Anne Hicks vs. Thomas Cross and Lewis Neth)
Thomas S. Alexander appointed as trustee to sell
- April 8, 1835: Thomas S. Alexander and James B. Brewer to George Washington Hyde and Richard Henry Lafayette Hyde
Land Records of Anne Arundel County
Liber WSG 19 Folio 641

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14-18 Market Space

- July 21, 1849: Richard H.L. and Emily Ann Hyde, and James H. Hyde to John H. Bright, Sr.
Land Records of Anne Arundel County
Liber JHN 4 Folio 288
- September 14, 1901: John H. Bright, Lucy G. Bright, Kate V. and Charles R. Martin, Edward S. and Anne Bright, Maryland A. and George F. Smith, Catherine M. Moulton (nee Stewart) and James A. Stewart, as heirs of John H. Bright, Sr. (John H. Bright, Jr. administrator) to Fred A. and Adelaide Wineke
Land Records of Anne Arundel County
Liber GW 22 Folio 292
- July 23, 1903: Fred A. and Adelaide Wineke to Wineke Bauernschmidt Company of Baltimore City
Land Records of Anne Arundel County
Liber GW 27 Folio 162
- December 10, 1903: Wineke Baurenschmidt Company of Baltimore City to Charles Weiss
Land Records of Anne Arundel County
Liber GW 35 Folio 68

18 Market Space

- December 1, 1913: Charles and Fannie Weiss to George E. Graefe, Sr. and Emily Graefe
Land Records of Anne Arundel County
Liber GW 98 Folio 489
- May 7, 1916: Emily Graefe bequeathed to George E. Graefe, Sr.
- February 26, 1924: George E. Graefe, Sr. to Arthur Trader, Trustee
Land Records of Anne Arundel County
Liber WNW 86 Folio 212
- February 26, 1924: Arthur Trader, Trustee, to George E. Graefe, Sr. and Margaret Regina Graefe
Land Records of Anne Arundel County
Liber WNW 86 Folio 213

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March 1945 (post):	Margaret Regina Graefe bequeathed to George E. Graefe, Sr.
May 11, 1945:	George E. Graefe, Sr. to Louis M. Strauss, Trustee Land Records of Anne Arundel County Liber JHH 330 Folio 48
May 11, 1945:	Louis M. Strauss, Trustee, to George E. Graefe, Sr. and George E. Graefe, Jr. Land Records of Anne Arundel County Liber JHH 330 Folio 49
May 19, 1947:	George E. Graefe, Jr. and Blanche C. Graefe to Louis M. Strauss, Trustee Land Records of Anne Arundel County Liber JHH 409 Folio 185
May 19, 1947:	Louis M. Strauss, Trustee, to George E. Graefe, Jr. and Blanche C. Graefe Land Records of Anne Arundel County Liber JHH 409 Folio 186
September 7, 1951:	George E. Graefe, Jr. and Blanche C. Graefe to Louis M. Strauss, Trustee Land Records of Anne Arundel County Liber JHH 642 Folio 193
October 10, 1952:	Louis M. Strauss, Trustee, to George E. Graefe, Jr. Land Records of Anne Arundel County Liber JHH 719 Folio 58
November 8, 1962:	George E. Graefe, Jr. and Lucele H. Graefe to Herman and Fay H. Zeller Land Records of Anne Arundel County Liber LNP 1611 Folio 1
September 18, 1987:	Herman and Fay H. Zeller to Herman and Fay H. Zeller, as tenants in common Land Records of Anne Arundel County Liber HES 4539 Folio 179
January 17, 1988 (post):	Herman Zeller bequeathed to Fay H. Zeller

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August 26, 1998: Fay H. Zeller to Fay H. Zeller, Amalia Leubitz, and Sheldon Zeller, Trustees for
Fay Zeller Revocable Trust
Land Records of Anne Arundel County
Liber RPD 8801 Folio 608

March 28, 2005: Fay H. Zeller, Amalia Leubitz, and Sheldon Zeller, Trustees for Fay Zeller
Revocable Trust to Amalia Leubitz and Sheldon Zeller
Land Records of Anne Arundel County
Liber RPD 16239 Folio 499

9. Major Bibliographical References

Inventory No. AA-1818

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- Papenfuse, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.
- Warren, Marion E. and Mame Warren. *The Train's Done Been and Gone*. Annapolis, Maryland: M.E. Warren, 1976.

10. Geographical Data

Acreage of surveyed property less than one acre
Acreage of historical setting less than one acre
Quadrangle name Annapolis

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The building at 18 Market Space, contemporaneous and structurally part of 16 Market Space, has been historically associated with Parcel 986 as noted on Tax Map 52A since its construction circa 1901 by the Wineke Baurenschmidt Distillery Company of Baltimore. The property at 18 Market Space was conveyed together with 14 and 16 Market Space for 64 years from 1849 to 1913. Subdivided by Richard H.L. Hyde in 1849, the three lots were historically part of the Ship Carpenters Lot, which was created by Governor Francis Nicholson about 1696.

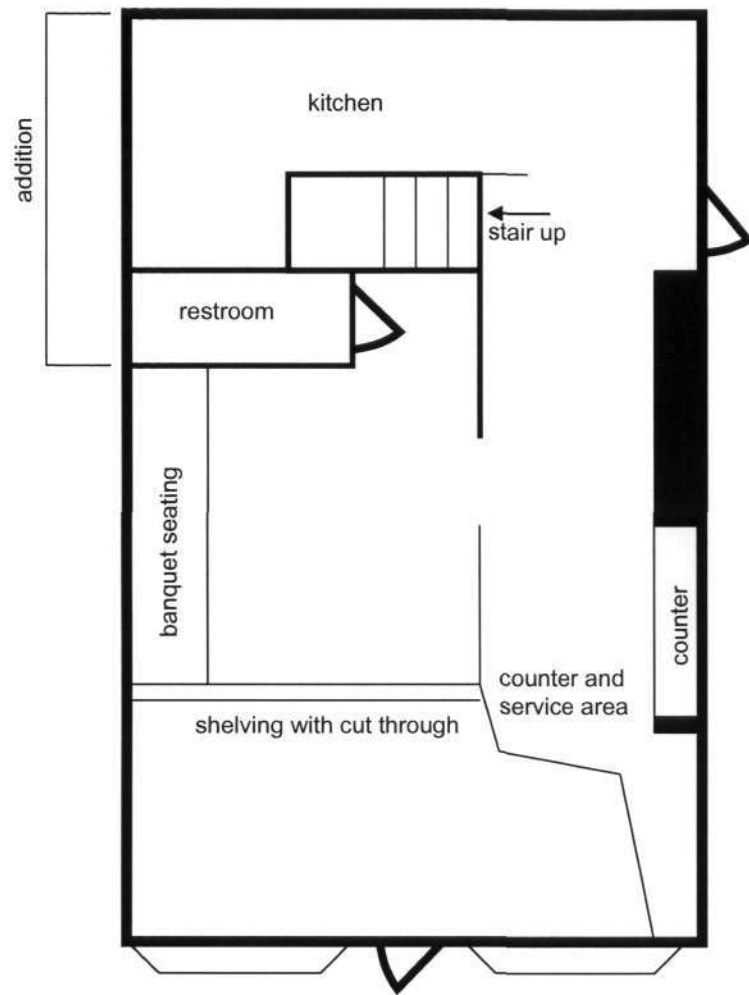
11. Form Prepared by

name/title	Laura V. Trieschmann, Architectural Historian		
organization	EHT Traceries	date	May 2009
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	District of Columbia

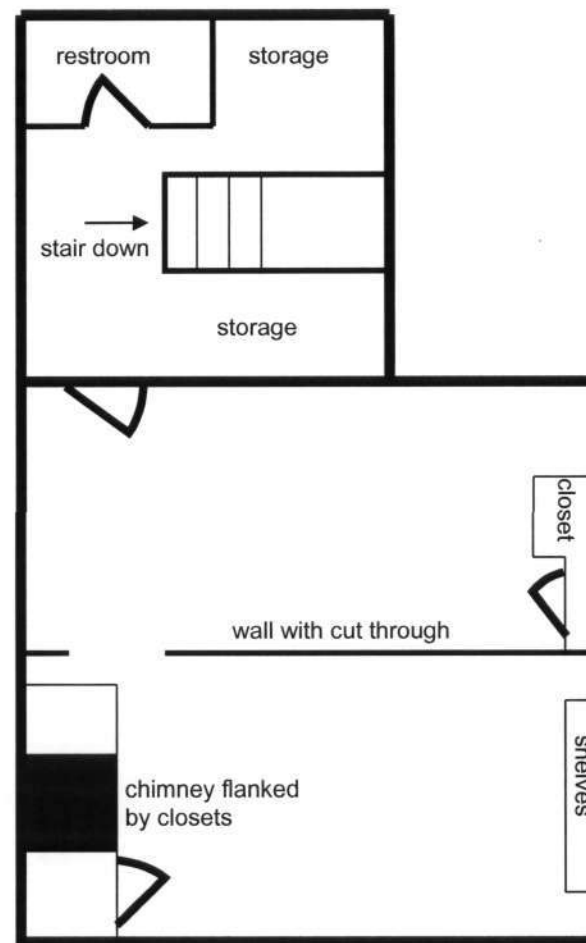
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



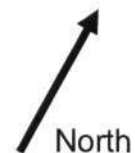
First Floor



Second Floor

Peoples Meat Market Building (AA-1818)

18 Market Space, Annapolis, Anne Arundel County



Not to Scale

Drawn by EHT Tracerics, Inc.
August 2009

AA-1818 18 MARKET SPACE ANNE ARUNDEL COUNTY, MARYLAND	Photographer: EHT Tracerics Date: April 2009 Paper and Ink Type: Not printed
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1. AA-1818_2009-04-29_01.tif	Roof from 14 Market Space looking South
2. AA-1818_2009-04-29_02.tif	NE elevation from 14 Market Space looking South
3. AA-1818_2009-04-29_03.tif	NE elevation from 14 Market Space looking SW
4. AA-1818_2009-04-29_04.tif	Second floor hall to bathroom looking NW
5. AA-1818_2009-04-29_05.tif	Second floor looking SE
6. AA-1818_2009-04-29_06.tif	Second floor hall ceiling looking NW
7. AA-1818_2009-04-29_07.tif	Second floor ceiling SW wall looking SW
8. AA-1818_2009-04-29_08.tif	Second floor looking SE
9. AA-1818_2009-04-29_09.tif	First floor looking SE
10. AA-1818_2009-04-29_10.tif	First floor looking NE
11. AA-1818_2009-04-29_11.tif	First floor looking NE
12. AA-1818_2009-04-29_12.tif	First floor looking South
13. AA-1818_2009-04-29_13.tif	SE elevation cornice detail looking NW
14. AA-1818_2009-04-29_14.tif	NE elevation looking South
15. AA-1818_2009-04-29_15.tif	NW elevation looking SE
16. AA-1818_2009-04-29_16.tif	SE elevation looking NW
17. AA-1818_2009-04-29_17.tif	SE elevation cornice detail looking West



AA-1818

18 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRAILERIES

APRIL 2009

MARYLAND SHPO

SOUTHEAST ELEVATION LOOKING NW

1 OF 8



AA-1818

18 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

SOUTHEAST ELEVATION LOOKING NW

2 OF 8



AA-1618

18 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

NORTHEAST ELEVATION LOOKING SOUTH

3 OF 8



AA-1818

18 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRACERIES

APRIL 2009

MARYLAND SHPO

NORTHWEST ELEVATION LOOKING SE

4 OF 8



AA-1818

18 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FIRST FLOOR LOOKING NORTH

5 OF 8



AA-1818

18 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRAGERIES

APRIL 2009

MARYLAND SHPO

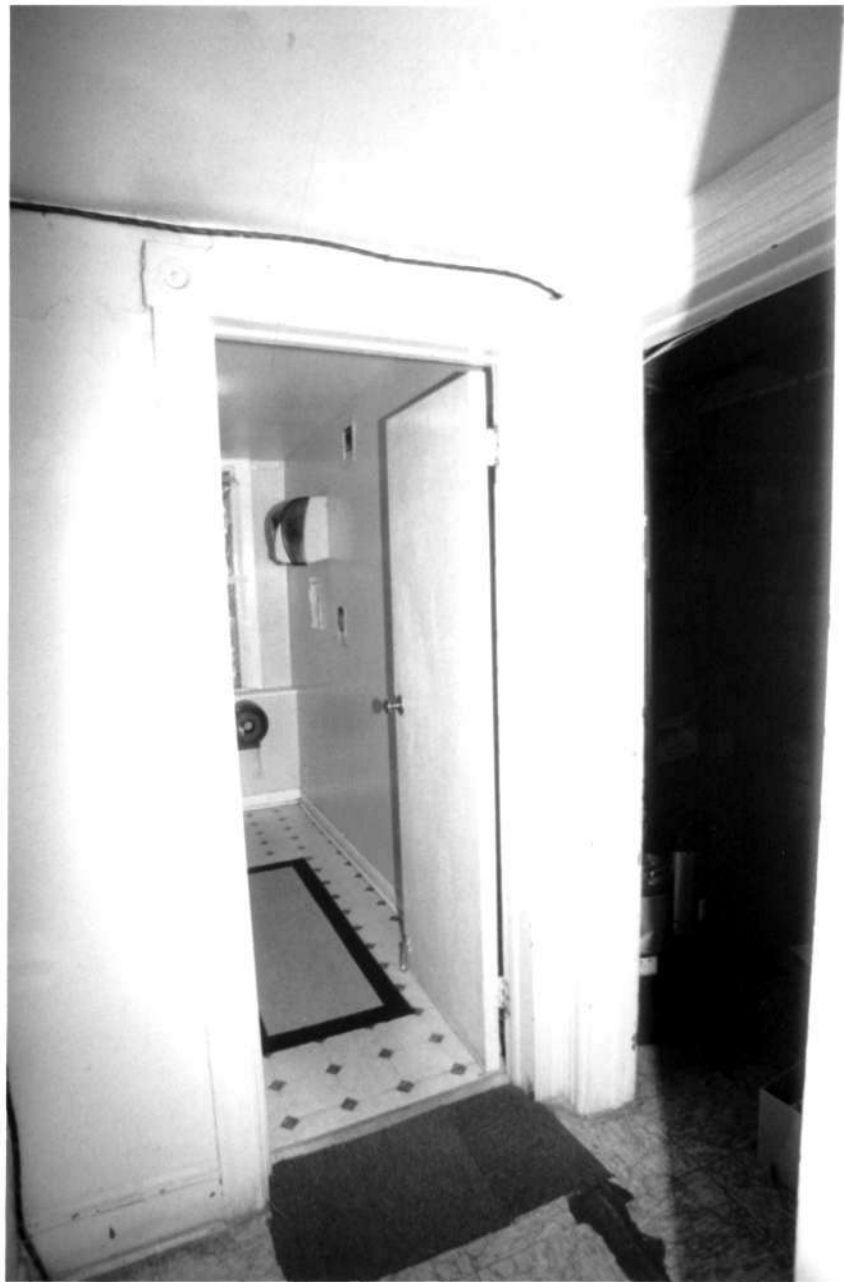
FIRST FLOOR LOOKING SE

6 OF 6



AA-1818
18 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRACERIES
APRIL 2009
MARYLAND SHPO

SECOND FLOOR, LOOKING SE
7 OF 8



AA-1818

18 MARKET SPACE
ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

SECOND FLOOR HALL LOOKING NN

8 OF 8

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: AA 1818

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Retail/Apartment

ORIGINAL USE: Retail/Apartment

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ()

Good (X)

Fair ()

Poor: ()

THEME:

STYLE: Vernacular

DATE BUILT: c.1880

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 18 Market Space

COMMON NAME:

FUNCTIONAL TYPE: Comm Map 32 Par 499

OWNER: Herman & F. Zeller

ADDRESS: 226A Farragut Court
Annapolis, MD 21403

ACCESSIBILITY TO PUBLIC:

Yes (X) No () Restricted ()

LEVEL OF SIGNIFICANCE:

Local (✓) State () National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon (X)
 - B. Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer () Stone Veneer () Asbestos Shingle (X)
Bonding Pattern: Other:
4. Roof Structure
 - A. Truss: Wood (X) Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle (X) Sheet Metal ()
Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells (X)
Wings () Other:

Roof Style: Gable () Hip () Shed (X) Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 2

Number of Bays: 2 (3 @ 1st)

Approximate Dimensions: 30 x 75

Entrance Location: Centered

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()
Development () Deterioration ()
Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()
Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Heavy wood cornice with modillion like brackets, flat casings at second floor windows, first floor altered, asbestos shingles.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Minor example of Vernacular COmmercial, one part of a pair. Facades of pair hide early 18thC structure, which had gabled roof. Comtributes to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane()Woodland()Scattered Buildings()
Moderately Built Up()Densely-Built Up()
Residential()Commercial()
Agricultural()Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

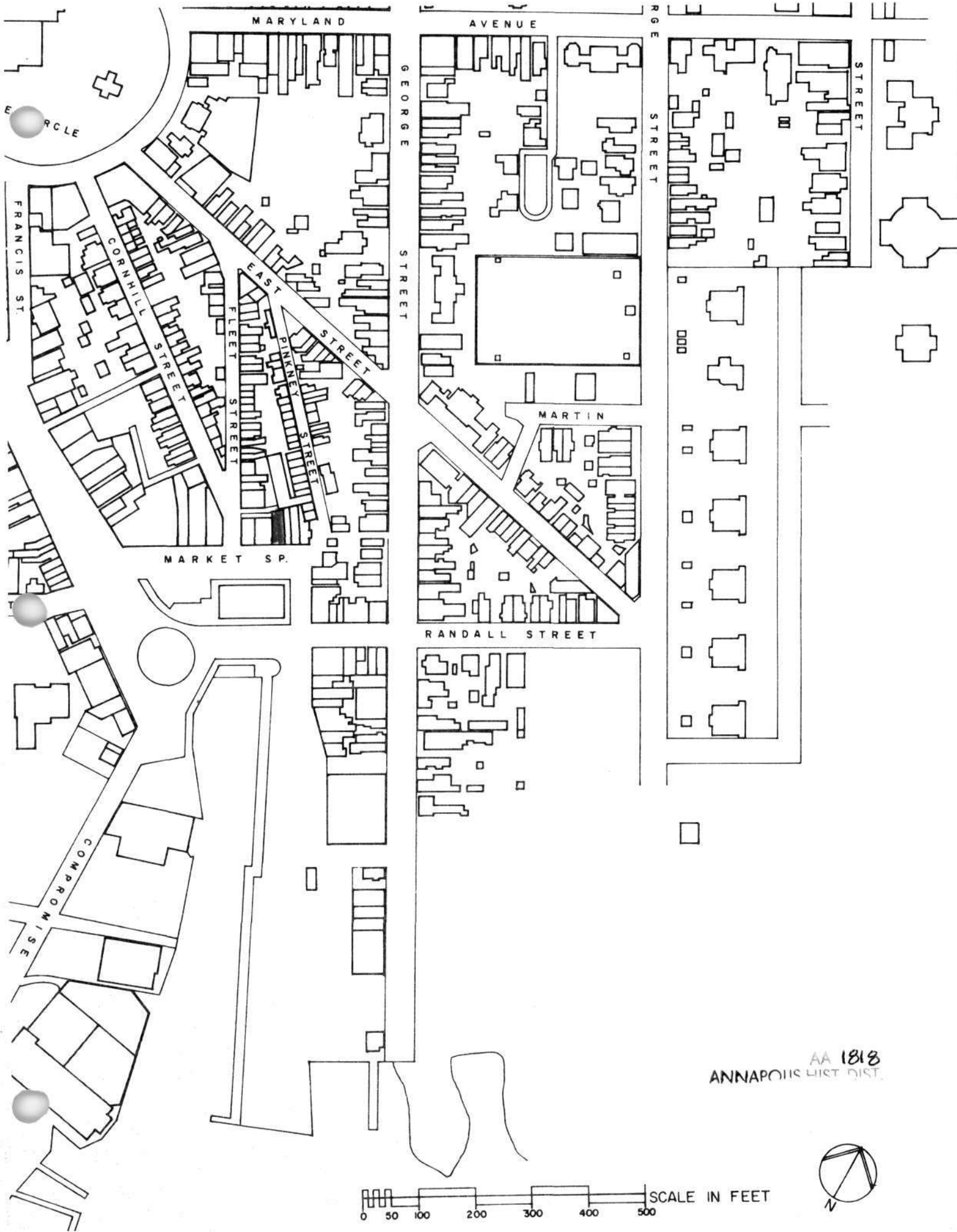
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983

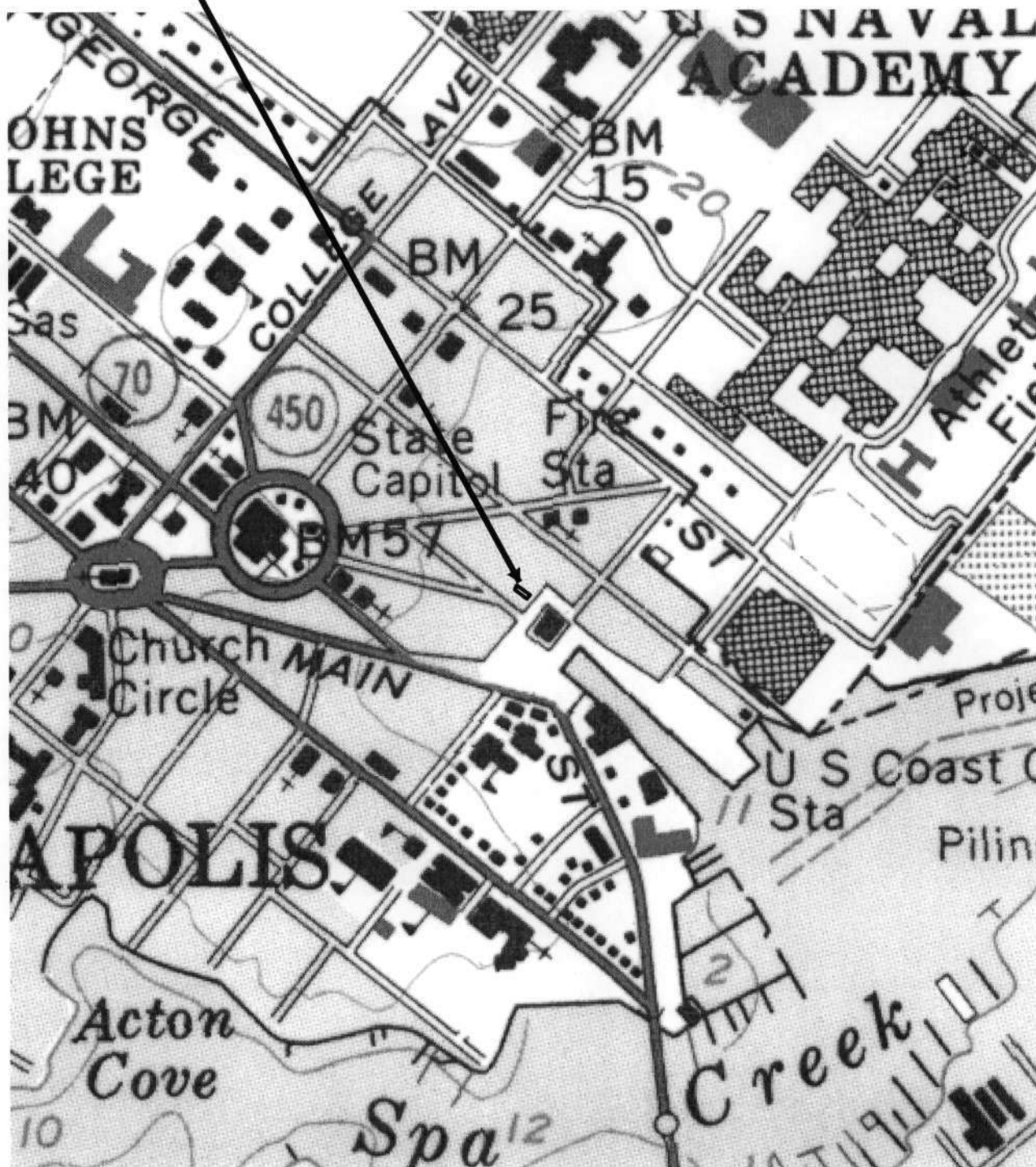


AA 1818
ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500



AA-1818
18 Market Space
Annapolis
Annapolis Quad





18 Mkt Space

AA 1018

Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland

NE Elevation/camera facing SW